

1255 Marchant Rd - Proposed Rezoning

Proposal Summary

Areas

Lot Size 1,196 Sq M (12,873 Sq Ft)

Building 1 Site Coverage: 183 Sq M, 15.3 %
 Building 2 Site Coverage: 237 Sq M, 19.8 %
 Total Site Coverage: 420 Sq M, 35.1%

Building 1 Gross Floor Area: 365 Sq M
 Building 1 FAR: .305
 Building 2 Gross Floor Area: 471.0 Sq M
 Building 2 FAR: .394
 Total Gross Floor Area: 836 Sq M
 Gross FAR: .699

Unit Type and Details

Building 1 Units (2) 1,962 Sq ft, 2 Story 3 Bed 2.5 bath
 Building 2 Units (3) 1,690 Sq ft, 2 story 3 Bed 2.5 bath

Total Units 5

Proposed Zoning

USE: RM-6 Residential Attached

Building 1
 Max Building Height: 8.0 M
 West Set Back: 1.5 M
 East Set Back: 6.0 M
 North Set Back: 6.0 M
 South Set Back: 6.0 M

Building 2
 Max Building Height: 8.0 M
 West Set Back: 1.5 M
 East Set Back: 1.5 M
 North Set Back: 7.5 M
 South Set Back: 7.5 M

Parking Specifications

Building 1 1.75 Per unit
 Number of Units 2
 Required Spaces 3.5
 Spaces Provided 4 (2 in Garages)

Building 2 1.75 Per unit
 Number of Units 3
 Required Spaces 5.25
 Spaces Provided 6 (3 in Garages)



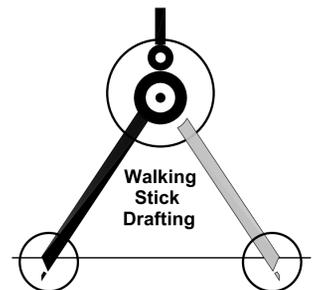
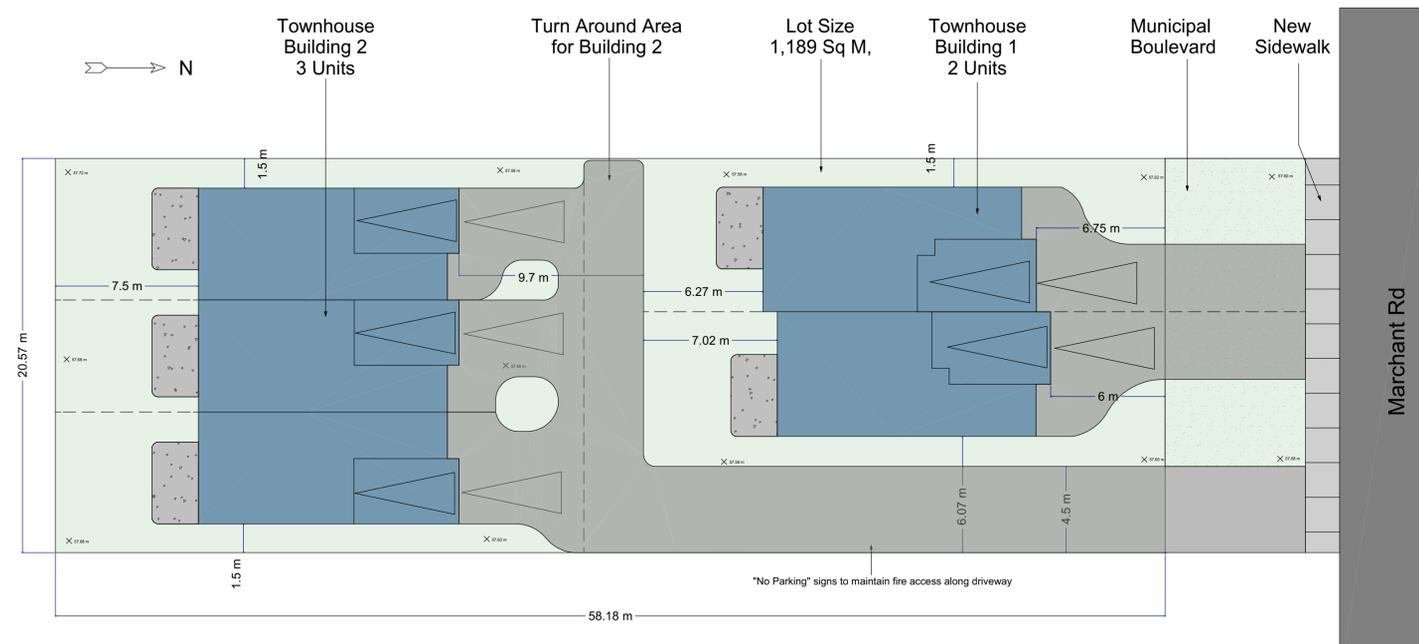
PROFESSIONAL SEALS

List of Drawings

A1	Zoning Information
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A13	Building 2 Elevations E/W

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2	01/31/2024	Rezoning R1



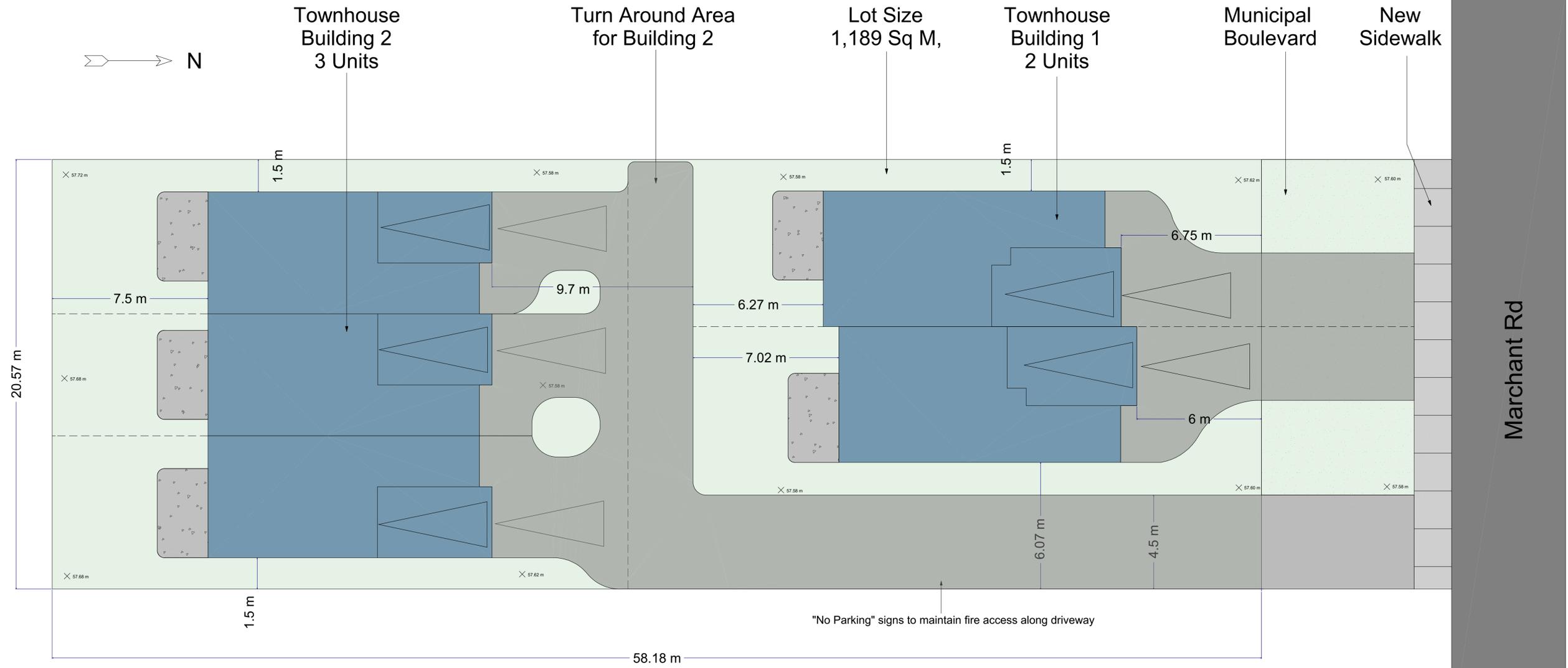
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Project:
1255 Marchant Rd

Proposed Site Plan



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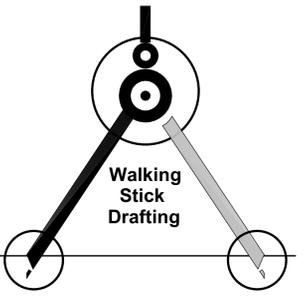
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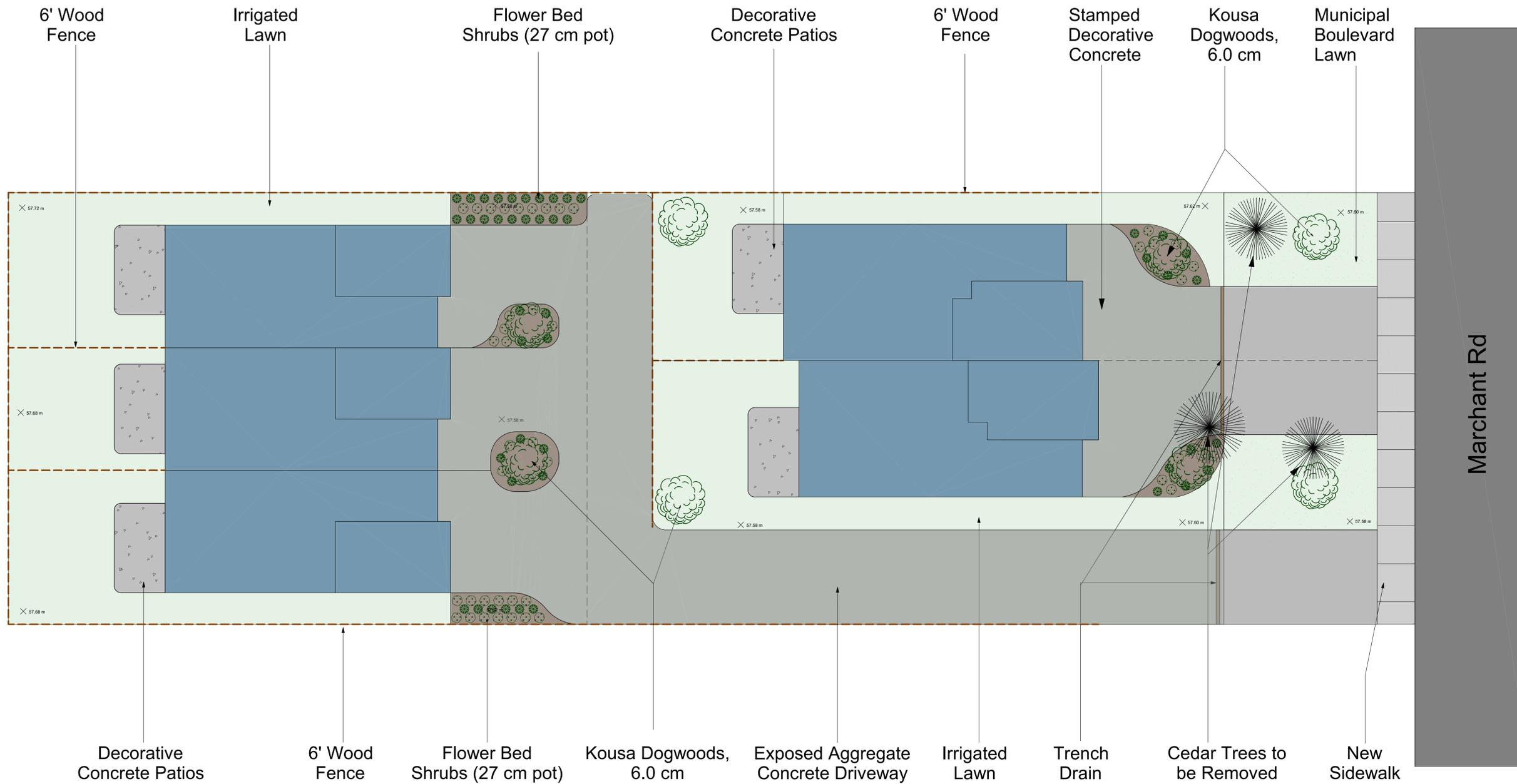
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Date:	
Sheet No	
Scale:	

Project:
1255 Marchant Rd

Landscape Plan



6' Cedar Fence Detail



Kousa Dogwoods, 6.0 cm



Shrubs (27 cm pot)

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Note: Landscape areas are to be irrigated with a fully automatic underground irrigation system.



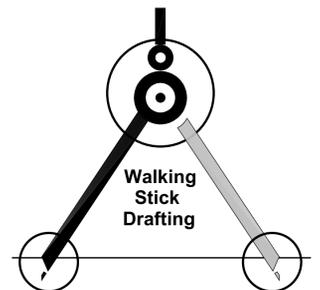
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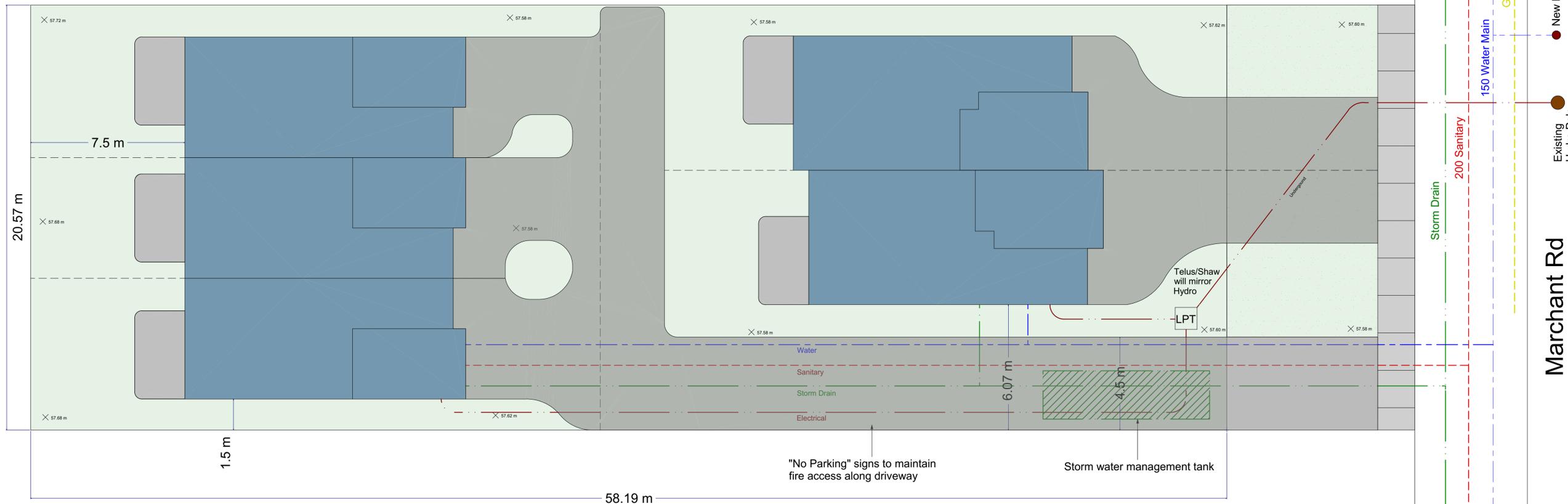
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Sheet No	
Scale:	

Project:
1255 Marchant Rd

Preliminary Servicing Plan



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Marchant Rd

Existing Hydro Pole

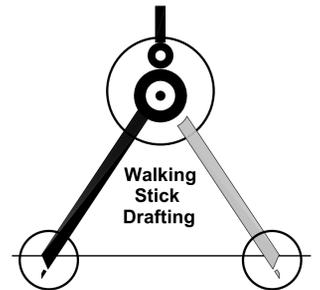
New Fire Hydrant

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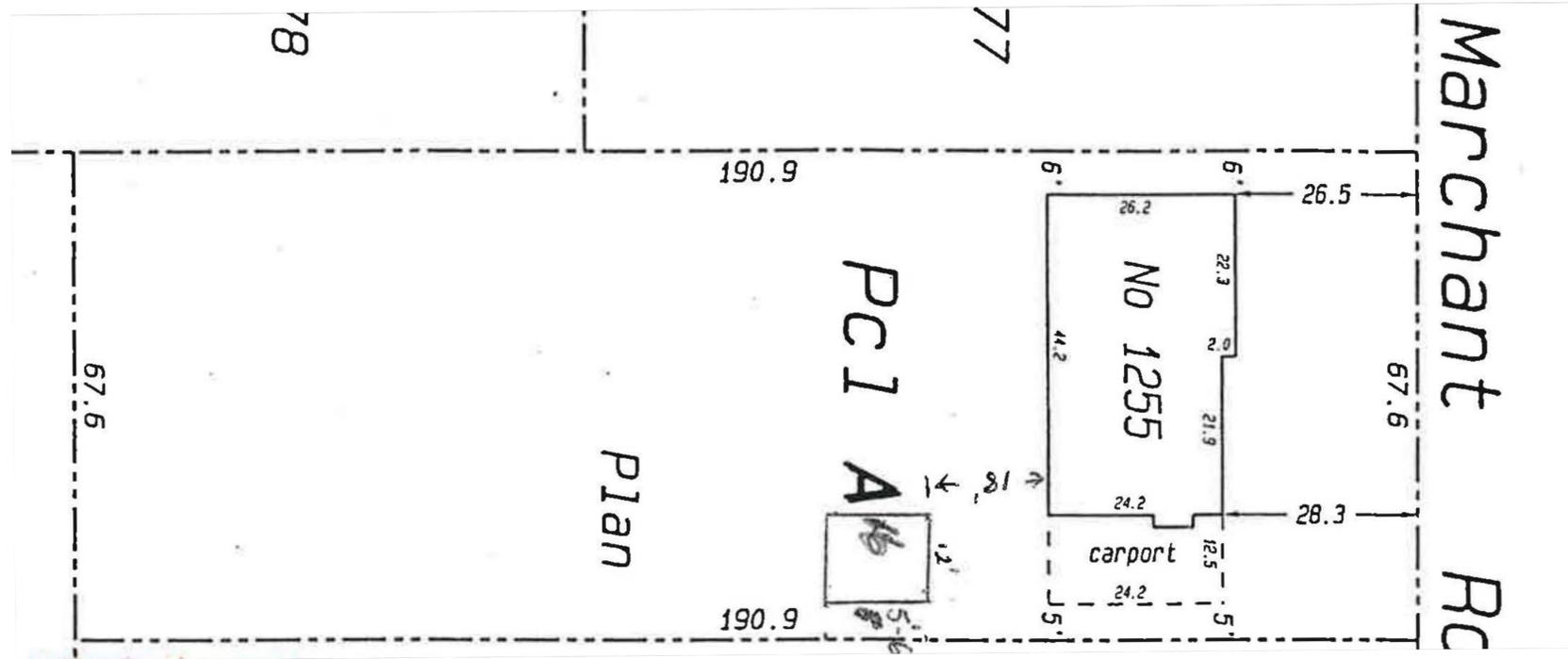


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Scale:	

Project:
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Existing Site Plan



Bylaw Protected Trees



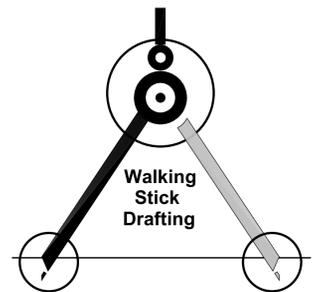
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Building 1 Elevations



1 North Elevation
A8 1/4" = 1' 0"



2 South Elevation
A8 1/4" = 1' 0"



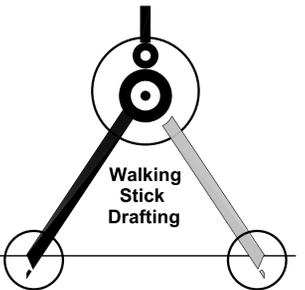
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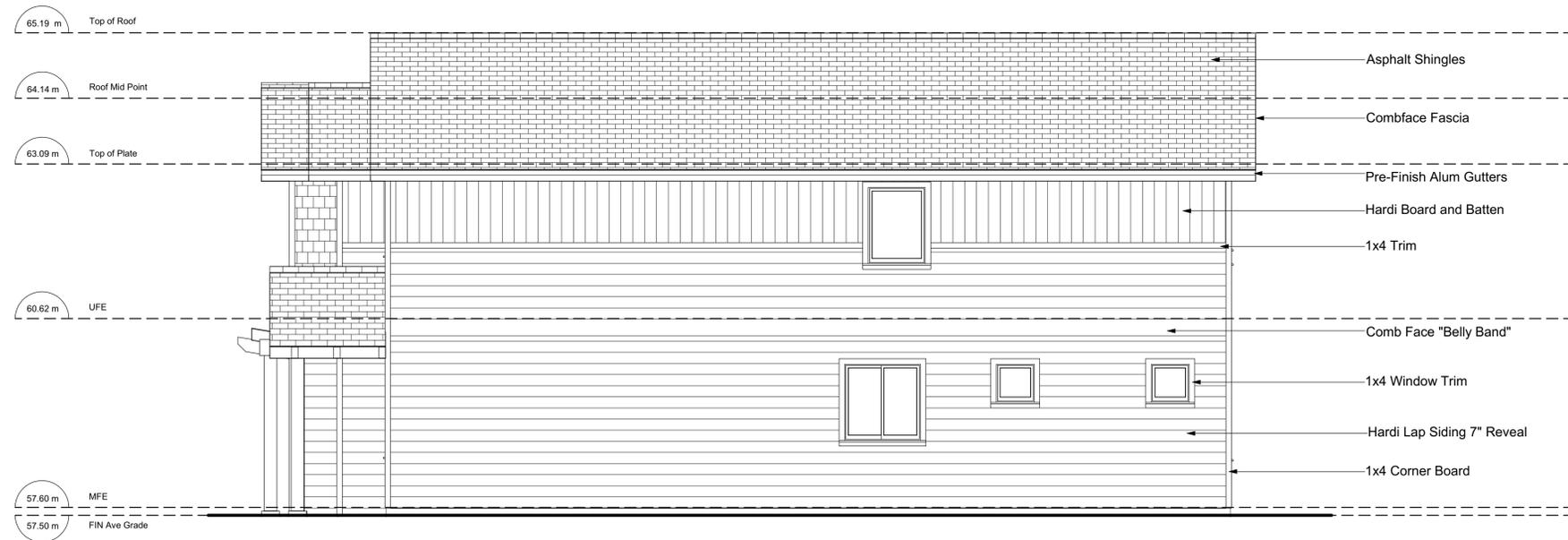
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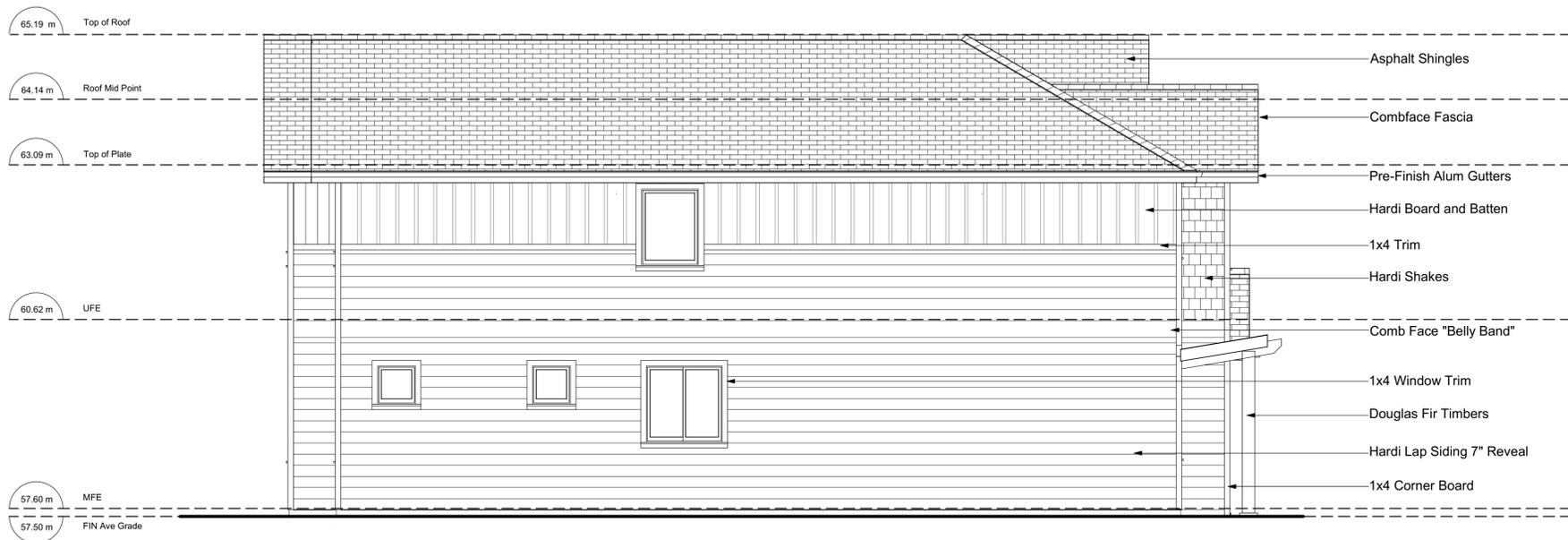
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Building 1 Elevations



1
A9 West Elevation
1/4" = 1' 0"



2
A9 East Elevation
1/4" = 1' 0"

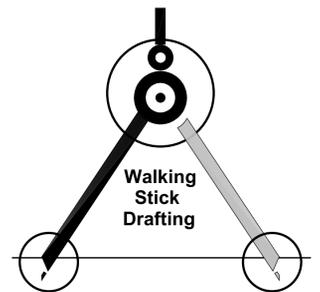
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Building 2 Elevations



1 North Elevation
A12 1/4" = 1' 0"



2 South Elevation
A12 1/4" = 1' 0"



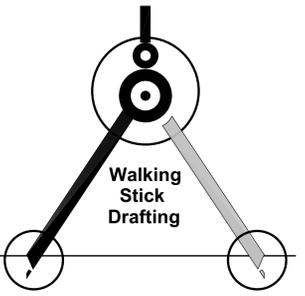
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Building 2 Elevations



1
A13 West Elevation
1/4" = 1' 0"



2
A13 East Elevation
1/4" = 1' 0"



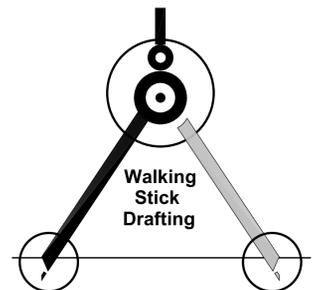
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